

LOT  
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44 Seymour Drive, Ellesmere Port CH66 1LU

GUIDE PRICE **£125,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating, gardens front and rear and driveway. The property is currently let by way of an Assured Shorthold Tenancy producing a rental of £8,700 per annum.

### Situated

Off Overpool Road in a popular and well established residential location close to local amenities, transport links and schooling. Ellesmere Port is approximately 1.5 miles away.

### Ground Floor

Hall, Living Room, Kitchen,  
Utility Room

### First Floor

Three Bedrooms, Bathroom/WC

### Outside

Front and Rear Gardens,  
Driveway

### EPC Rating

D

### Council Tax Band

B

